



## ESTATE FOR EVENTS AND RURAL TOURISM - SÃO JOÃO DA PESQUEIRA - VISEU



### Ügynök információ

Név:	Mário Cardoso
Cégnév:	Urban Ready
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 636,282.85

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Viseu
Város:	Sao Joao da Pesqueira
Cím:	Riodades
Feladta:	2023. 04. 13.

### Leírás:

Farm for Rural Tourism, and Events, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m<sup>2</sup>,

Composed of 4 buildings, implemented in an urban area with 1,902.8 m<sup>2</sup>, contiguous to a rustic area of about 40,000 m<sup>2</sup>.

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.

About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.

Possibility of expansion to campsite or glamping.

===== About the 4 Buildings =====

Housing - Energy Class A+

Large rooms



==== 1st Floor ====

Living room with fireplace  
Kitchen  
Pantry  
Suite (WC with bathtub)  
2 Bedrooms  
Full bathroom  
Hall and corridor

==== 2nd Floor ====

2 bedrooms with windows to mountain landscape,  
1 office,  
3 bedrooms with velux windows,  
TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.  
Garage for 2 cars

==== Tourist Building 1 - Suites ====

Composed by:  
5 Suites with 27m<sup>2</sup>  
Equipped with 1 double bed, plus two and a half beds  
Independent access to the outside  
Double glazed windows  
Central Heating

==== Tourist Building 2 - 1 Bedroom Apartment ====

1 bedroom apartment with 60 m<sup>2</sup> fully equipped,  
1 double bed,  
It has a partition, and an area with another bed,  
Living room with sofa bed.  
Equipped kitchenette  
TOILET

==== Restaurant + Café Building - 500m<sup>2</sup> ====

Restaurant - Capacity for 70 seats  
Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped  
Dishwasher  
2 bathrooms for staff  
2 bathrooms for guests



Large warehouse

Terrace with terraces with views

Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area

Small chapel and space for weddings and christenings

Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===

Large Swimming Pool 12x6mts

Medium swimming pool (next to the villa and accommodation suites)

Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===

Laundry

Parking inside the property (next to the restaurant)

House of the 2nd wood-fired oven

Living room with fireplace for smokers

Collections

Capoeiras

Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===

Fiber Optic Internet Connection

===Sewage and Water===

connected to the municipal network.

===Fruit trees===

111 olive trees

30 almond trees

16 walnut trees

12 cherry trees

3 loquat trees



2 peach trees  
Quince Trees  
Strawberry trees  
Laurels  
Oaks  
Pine forest...

=====  
Call now and learn more about this property.

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- REF: UR-130-SJP B [IN-01]

Új: No  
Built: 1997

### **Gyakori**

Hálósobák: 13  
Fürdőszobák: 12  
Kész négyzetméter: 950 nm  
Telekméret: 1902,8 nm

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: UR-130-SJP B [IN-01]



IMLIX

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